# REAL ESTATE COMMUNITY OF PRACTICE CONFERENCE

## MAY 4, 2004

**Joseph W. Whitaker**
**Deputy Assistant Secretary of the Army**
**(Installations and Housing)**
**OASA(I&E)**

# ENHANCED USE LEASING

- Enhanced Use Leasing authority is a major tool to provide the necessary resources to sustain Army installations.
- 10 USC 2667 expanded types of consideration (cash, in-kind: services, maintenance, construction) for use of government property

- First Big Successes:
  - Former Brooke Army Medical Center (BAMC) at Ft. Sam Houston, TX
  - Technology Park at Fort Leonard Wood

# ENHANCED USE LEASING

## Ongoing and Proposed Projects

- Walter Reed Army Medical Center, DC (2)
- Aberdeen Proving Ground, MD (3)
- Ft. Detrick, MD (2)
- Ft. Belvoir, VA (2)
- Carlisle Barracks, PA
- Ft. Monmouth, NJ (2)
- Picatinny Arsenal, NJ
- Yuma Proving Ground, AZ
- Ft. Benning, GA

# Reserve Component
# Real Property Exchanges (RPX)

- The Reserve Components are authorized to conduct Real Property Exchanges through 10 USC 18233.

- The fair market value of the land and facilities received by the Army must be no less than the fair market value of the Government-owned real property conveyed by the Army.

# RPX FY 04 GOALS

- PROJECTS COMPLETED:
  - AURELIA STREET, PA
  - HAYS, KS
  - KALAMAZOO, MI

Total Estimated Value: $49M

- PROJECTS WORKING:
  - OAKLAND, CA – OBRA
  - OAKLAND, CA – EBMUD
  - OAKLAND, CA – PORT
  - GRAND RAPIDS, MI
  - ORLANDO, FL
  - MIDWEST CITY, OK
  - CLEVELAND, OH
  - SAWMILL RUN, PA
  - SITE 63, PA
  - LAWRENCE, KS
  - KIRKSVILLE, MO
  - CAGUAS, PR

RESIDENTIAL
COMMUNITIES
INITIATIVE (RCI)

# RESIDENTIAL COMMUNITIES INITIATIVE (RCI)

- Renovation of existing and construction of new family housing units by the private sector using soldiers' housing allowance as payment
- Real Estate supports the Army initiative with assistance in development of Community Development Management Plan, ground lease and deed preparation.
- Norfolk District is the Real Estate Program Manager

- Works with the local district on jurisdiction and title issues,
- Provides land surveys and legal descriptions
- Closing and all real estate and recorded documents (Bill of Sale for improvements, Purchase Option, Ground Lease, Deed

# RCI PLAN -- 34 INSTALLATIONS (26 PROJECTS)

**70,524 Family Housing Units; >80% of Army-Owned U.S. Inventory**

**Projects Transferred (36,366 Houses)**

- Ft Carson, CO - 1999
- Ft Hood, TX - 2001
- Ft Lewis, WA - 2002
- Ft Meade, MD - 2002
- Ft Bragg, NC - 2003
- Pres of Mont-Naval PS, CA - Oct 2003
- Ft Stewart-Hunter AAF, GA - Nov 2003
- Ft Campbell, KY - Dec 2003
- Ft B
- Ft Ir

**Partners Selected - Transfer Date (19,476 Houses)**

- Ft Hamilton, NY - May 2004
- Ft Polk, LA - Jul 2004
- Walter Reed AMC, DC / Ft Detrick, MD - Aug 2004
- Ft Shafter / Schofield Brks, HI - Oct 2004
- Fts Eustis-Story, VA - Nov 2004
- Ft Leonard Wood, MO - Dec 2004
- Ft Drum, NY - Feb 2005
- Ft Sam Houston, TX - Mar 2005
- Carlisle Brks, PA-Ft Monmouth / Picatinny Ars, NJ - Apr 2005

**Solicitation Underway (2,776 Houses)**

- Fort Bliss, TX

**2005 Budget (11,906 Houses)**

- Ft Benning, GA
- Ft Knox, KY
- Ft Rucker, AL
- Ft Leavenworth, KS
- Ft Gordon, GA
- Redstone Arsenal, AL

***1st 19 Projects: $407M Govt Investment Provides $7.3B in Private Initial Dev***

# THE FUTURE -- NEXT 11 RCI SITES (PROPOSED)

| Installations | # Units | Est Award | Est Transfer |
|---|---|---|---|
| White Sands MR, NM | 452 | Oct 2005 | Jun 2006 |
| Ft McPherson, GA | 112 | Oct 2005 | Dec 2006 |
| Ft Riley, KS | 3,052 | Nov 2005 | Feb 2007 |
| West Point, NY | 1,000 | Dec 2006 | Mar 2008 |
| Aberdeen PG, MD | 1,065 | Mar 2007 | Jun 2008 |
| Ft Jackson, SC | 1,259 | Jun 2007 | Sep 2008 |
| Ft Huachuca, AZ | 1,756 | Nov 2007 | Feb 2009 |
| Yuma PG, AZ | 275 | Nov 2007 | Feb 2009 |
| Ft Lee, VA | 1,289 | Mar 2008 | Jun 2009 |
| Selfridge ANGB, MI | 568 | Jun 2008 | Sep 2009 |
| Ft Richardson, AK | 1,216 | Dec 2008 | Mar 2010 |
| | 12,044 | | |

***Proposed = 45 Installations = ~83,000 Homes = >93% of U.S. Family Housing***

# HOMEOWNERS ASSISTANCE PROGRAM

- Provides some financial relief for military and civilian homeowners whose homes lose value as a result of a DOD announced closure or realignment.

- Currently:
  - 8 locations with active programs
  - 14 locations with applications still in process
  - 46 homes awaiting resale.

# HOMEOWNERS ASSISTANCE PROGRAM

## CURRENT PROGRAMS

TWENTYNINE PALMS, CA

EDWARDS AFB, CA

MILITARY FACILITIES, PANAMA

NAVAL FACILITIES, GUAM

ALTUS AFB, OK

MCLB, BARSTOW, CA

MILITARY FAC, OAHU, HI

FORT POLK, LA

## PROGRAMS UNDER STUDY

NAVAL STATION ROOSEVELT ROADS, PUERTO RICO

OGDEN DEPOT, HILL AFB, UTAH

## ANTICIPATED FUTURE ACTIONS

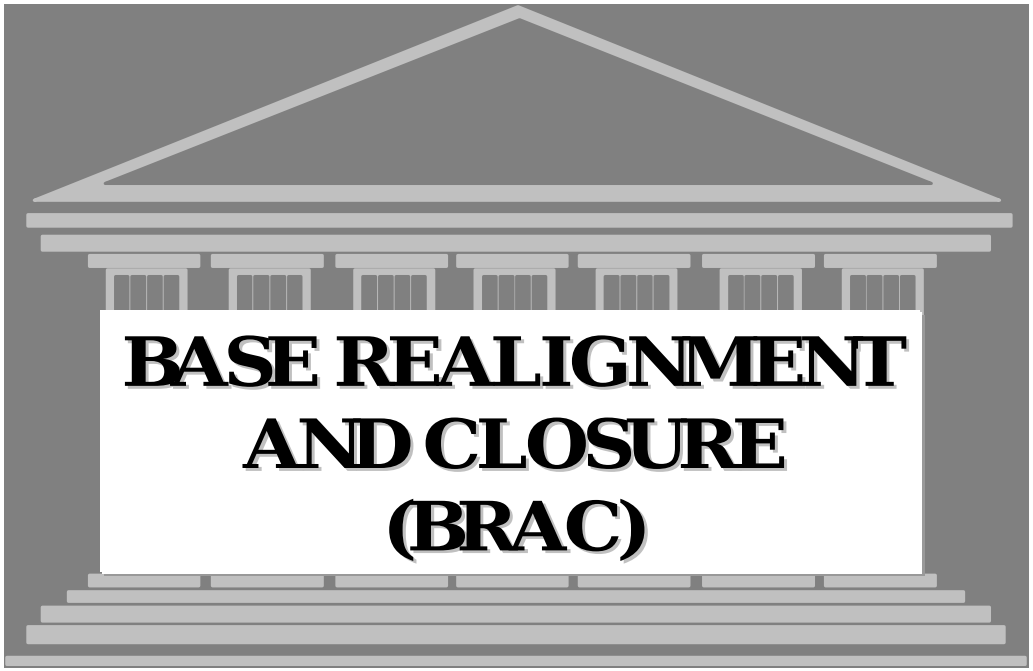
AF PERSONNEL CUTS FOR 2004

**BRAC 05**

# MILCON Execution

- **Execute Within Year Project is Appropriated**

- **Stay Within Appropriated $ $s**


BASE REALIGNMENT
AND CLOSURE
(BRAC)

# BRAC Summary - CONUS

FISCAL YEAR

ROUND 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03

**BRAC 88** 77 Closures / 6 Realignments

**BRAC 91** 5 Closures / 6 Realignments

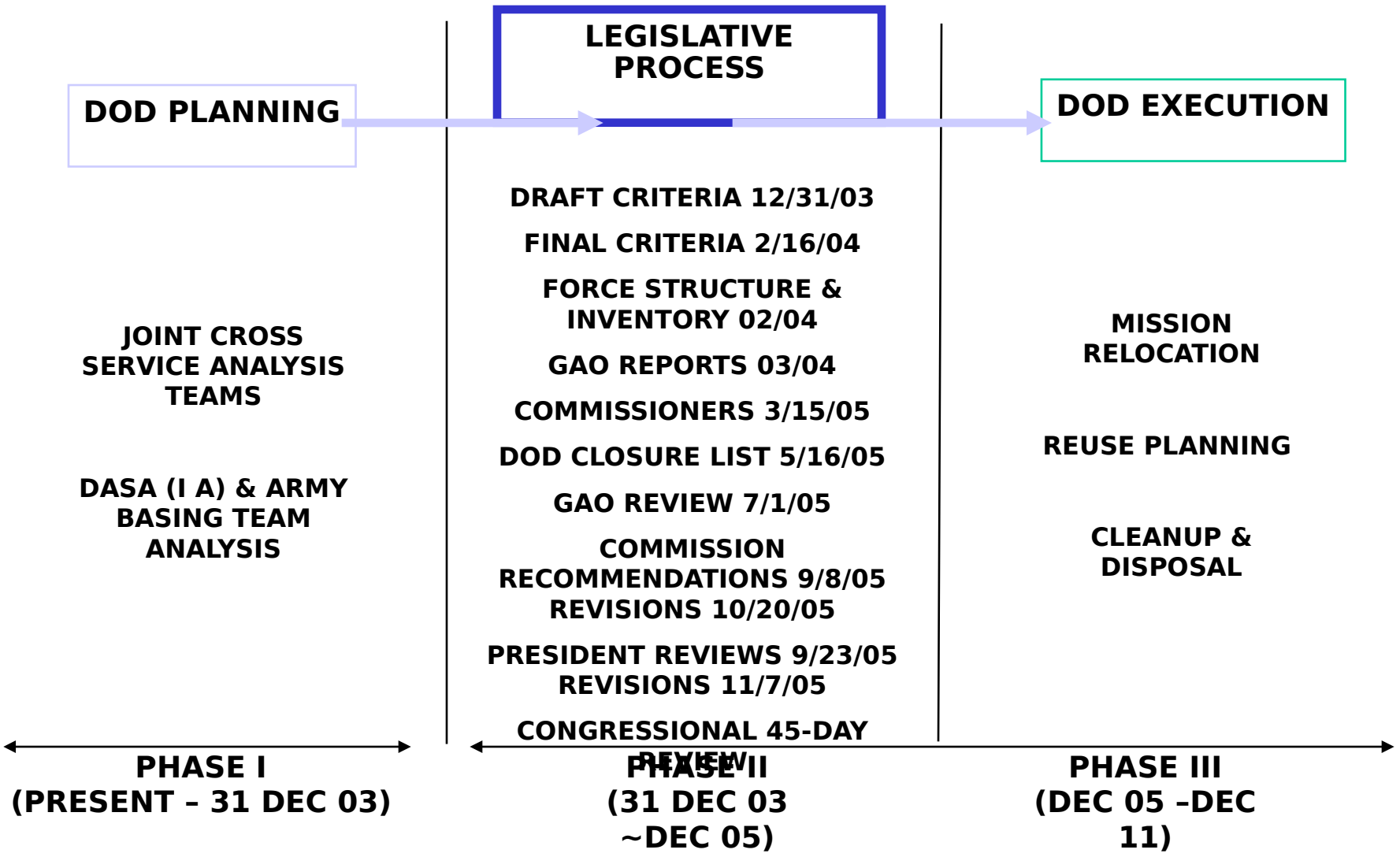
**BRAC 93** 1 Closure / 4 Realignments

**BRAC 95** 29 Closures / 11 Realignments

***FY 04 OBJECTIVE***
***EXPEDITE ENVIRONMENTAL RESTORATION AND PROPERTY DISPOSAL***

***Completed Actions - All Rounds***
***112of 112 Closures &***
***27 of 27 Realignments***

# BRAC 05 TIMELINE



# WELL ESTABLISHED WORKING RELATIONSHIP

- Great Lakes and Ohio River Division (LRD)
  - Real Property Exchanges for the Reserve; Ft. Campbell RR; GWOT leasing
- Mississippi Valley Division (MVD)
  - Civil condemnations; Savannah, IL
- North Atlantic Division (NAD)
  - Enhanced Use Leasing; National Defense University expansion; GWOT leasing
- Northwestern Division (NWD)
  - Yakima expansion; Cornhusker AAP

# WELL ESTABLISHED WORKING RELATIONSHIP

- Pacific Ocean Division (POD)
  - Land acquisition for the Stryker Brigade
- South Atlantic Division (SAD)
  - SOUTHCOM; HAP; GWOT leasing
- South Pacific Division (SPD)
  - Conservation Conveyance (Honey Lake); HAP; NTC expansion; GWOT leasing
- Southwestern Division (SWD)
  - Enhanced Use Leasing; HAP; GWOT leasing

# How Can You Help?

- Timeliness/Urgency of actions – keep things moving, hand-deliver/use over night delivery, follow-up

- Know where the Army is in the budget/ programming process and how you fit in

- Figure out innovative ways to obtain alternative resources

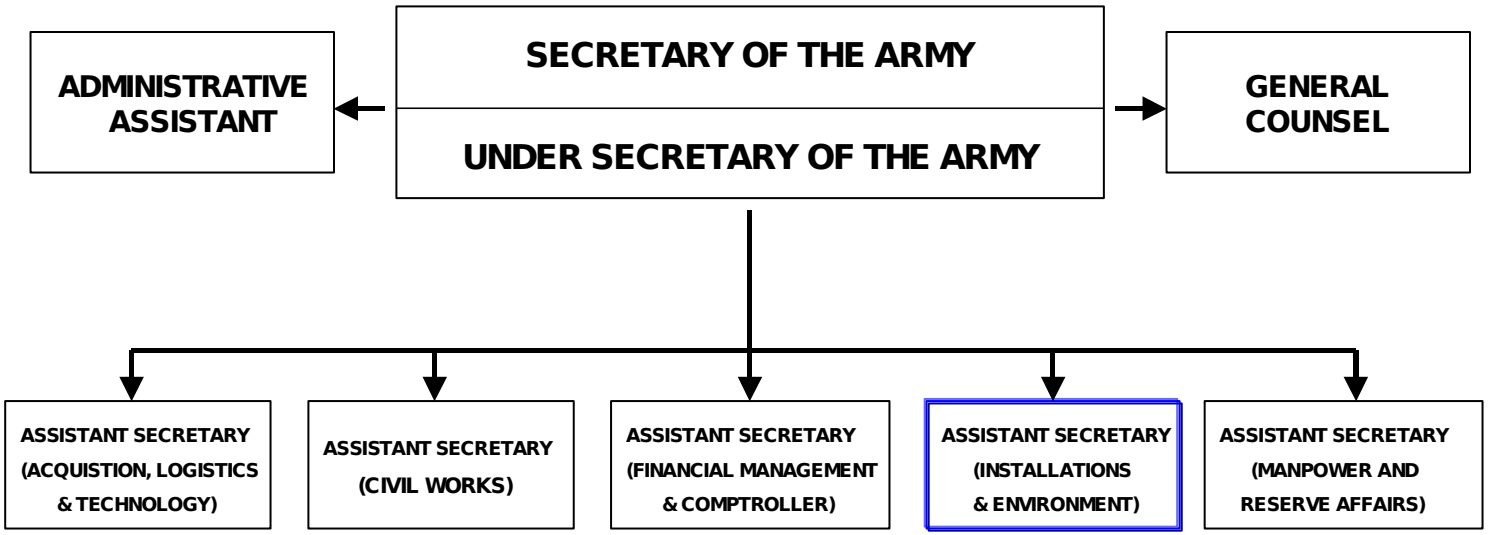
- Ensure data/requirements accuracy

Thank you
Your support and hard work make a difference for our soldiers and their families

OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
THIS WE'LL DEFEND
1775
INSTALLATIONS AND ENVIRONMENT

# QUESTIONS ?

# Organization Chart – Army Secretariat


ADMINISTRATIVE ASSISTANT
SECRETARY OF THE ARMY
UNDER SECRETARY OF THE ARMY
GENERAL COUNSEL
ASSISTANT SECRETARY (ACQUISTION, LOGISTICS & TECHNOLOGY)
ASSISTANT SECRETARY (CIVIL WORKS)
ASSISTANT SECRETARY (FINANCIAL MANAGEMENT & COMPTROLLER)
ASSISTANT SECRETARY (INSTALLATIONS & ENVIRONMENT)
ASSISTANT SECRETARY (MANPOWER AND RESERVE AFFAIRS)

# OUR UNIVERSE

**Land Acreage**
- United States –15,245,347
- Europe – 164,965
- Asia – 50,804
- Other Overseas – 15,203

**Roads**
55,500 miles

**Paved Area**
449 Million SY

**Railroads**
2,981 miles

**Family Housing Units**
108,000

**Barracks Requirements**
Required 160K spaces
to house 141K soldiers

**PRV**
$243B

**Active Army Bases:**
- United States - 99
- Europe - 30
- Asia - 52
- Army Reserve Ctrs - 829
- ARNG Readiness Ctrs - 3089

**Army Demographics**
52.1% married
10.6% dual military
7.5% single parents
699,299 family members

**Environmental Clean-up**
- Active Sites - 1494
- BRAC Sites - 255
- Formerly Used Defense Properties – 2,822

**Army End-Strength**
- Active - 480,000
- USAR - 205,000
- ARNG - 350,000
- Civilians – 223,000

**Airfields**
- 133 Fixed Wing
- 625 Heliports

**Buildings**
(million square fe
- United States - 7
- Europe - 156
- Asia – 44
- Other - 7

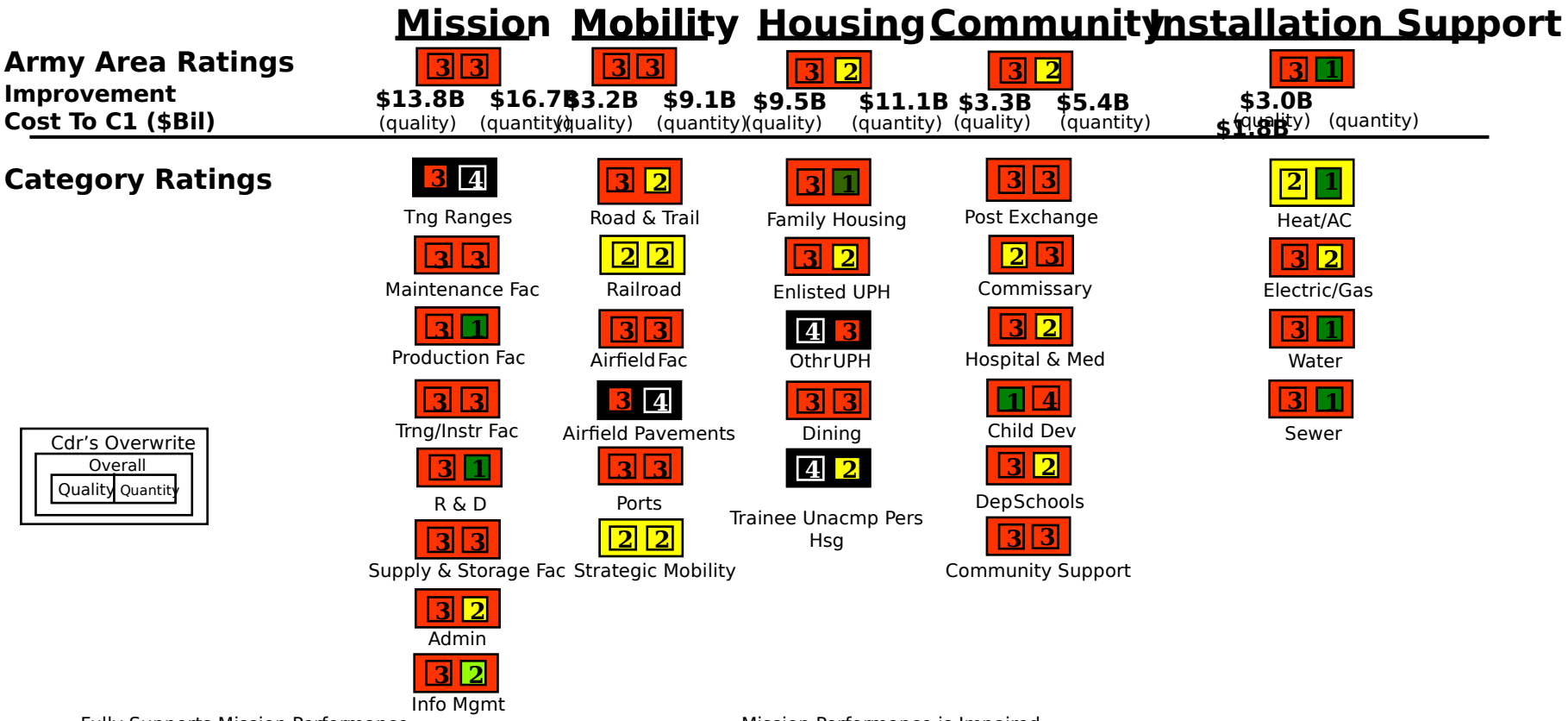
**Utilities**
Electric, gas, water and sewer
- 47,551 miles

**FY 03 Installation Management Resources = $13.6B per year**

# 2003 ISR Infrastructure

## Condition Status Results: Army vs. Category Status

Rating by: Quality/Quantity/Overall



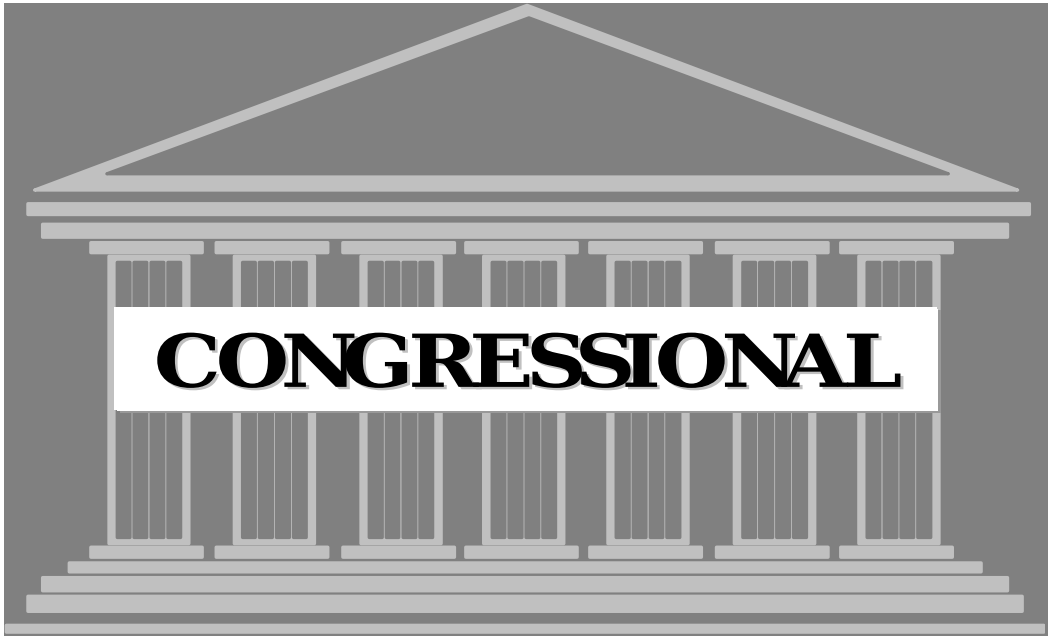

**C1** - Fully Supports Mission Performance
Qual - Percent of Quality Points >= 90% of Total Available
Qty - Meets 95% of requirement or greater

**C2** - Supports Majority of Assigned Missions
Qual - Percent of Quality Points >= 75% of Total Available
Qty - Meets 80 to 95% of requirement

**C3** - Mission Performance is Impaired
Qual - Percent of Quality Points >= 60% of Total Available
Qty - Meets 60 to 80% of requirement

**C4** - Mission Performance is Significantly Impaired
Qual - Percent of Quality Points < 60% of Total Available -
Qty - Below 60% or requirement

No rating


CONGRESSIONAL

# Congressional Committees

## MILCON Appropriations

House - Committee on Appropriations

Subcommittee on Military Construction

Chair - Knollenberg (R-MI)
Walsh (R-NY)
Aderholt (R-AL)
Granger (R-TX)
Goode (R-VA)
Vitter (R-LA)
Kingston (R-GA)
Crenshaw (R-FL)

Ranking - Edwards (D-TX)
Farr (D-CA)
Boyd (D-FL)
Bishop (D-GA)
Dicks (D-WA)

# Congressional Committees

## MILCON Appropriations

### Senate - Committee on Appropriations

### Subcommittee on Military Construction

| | |
|---|---|
| Chair – Hutchison (R-TX) | Ranking – Feinstein (D-CA) |
| Burns (R-MT) | Inouye (D-HI) |
| Craig (R-ID) | Johnson (D-SD) |
| DeWine (R-OH) | Landrieu (D-LA) |
| Brownback (R-KS) | |

# Congressional Committees

## Military Authorizations

House - Committee on Armed Services

Subcommittee on Readiness

| | |
|---|---|
| Chair – Hefley (R-CO) | Ranking – Ortiz - (D-TX) |
| McKeon – (R-CA) | Evans - (D-IL) |
| Hostettler – (R-IN) | Taylor - (D-MS) |
| Jones – (R-NC) | Abercrombie - (D-HI) |
| Ryun – (R-KS) | Reyes – (D-TX) |
| Hayes – (R-NC) | Snyder – (D-AR) |
| Wilson – (R-NM) | Rodriguez – (D-TX) |
| Calvert – (R-CA) | Brady – (D-PA) |
| Forbes – (R-VA) | Hill – (D-IN) |
| Miller – (R-FL) | Larson - (D- |

# Congressional Committees

MILCON Authorizations

Senate - Committee on Armed Services

Subcommittee on Readiness & Management Support

| | |
|---|---|
| Chair – Ensign (R-NV) | Ranking – Akaka (D-HI) |
| McCain (R-AZ) | Byrd (D-WV) |
| Inhofe (R-OK) | Nelson (D-FL) |
| Roberts (R-KS) | Nelson (D-NE) |
| Allard (R-CO) | Dayton (D-MN) |
| Sessions (R-AL) | Bayh (D-IN) |

# Your Role in Getting The Army Message to Congress

# Member/Staff Visits

- Find opportunities to recognize members
- Committee staff normally treated as two-star rank
- Briefing charts – make accurate and keep with Army policy
- Get acronyms out of briefings
- Get a bio on the Member or Staffer
- Make time for Members and Staff to meet with soldiers
- Know the Army FYDP
- Use time efficiently. Don't sit in a briefing room. Get out to see projects/people
- Staffers frequently ask Senior Army Leaders to confirm information they hear locally

REAL ESTATE

# Real Estate Overview

- USACE is Army's real estate agent
- Appraise, acquire, manage and dispose of military and civil works real property
- DoD Executive Agent Responsibilities:
  - Recruiting Facilities
  - Homeowners Assistance
  - Defense National Relocation Program
- Unique Contingency Capabilities:
  - Contingency Real Estate Support Team (CREST)
  - Real Estate Planning Response Team (REPRT)

# Real Estate Priorities

- Support Global War on Terrorism
- Dispose of excess BRAC and Non-BRAC real property using all available means
- Implement innovative RE programs
- Acquire needed training land

# WAR ACTIONS

- Contingency Real Estate Support Team (CREST)
  - Generic Contingency Delegation for $5M
    - Operation Enduring Freedom
    - Operation Iraqi Freedom
    - Operation Secure Tomorrow
  - 386 Leases - $123.9M
- Emergency powers - Waiver of notificat requirements
  - Winter Olympics; Fort Campbell; Fort Stewart, etc
  - 71 leases - $92.6M
- Acquisition for mobilization
  - Emergency housing/quarters
  - Training land/facilities, fly-overs, staging areas
  - Docking facilities

REDUCE EXCESS

# Infrastructure Reduction

**BRAC in FY 03** **107,272 acres**

**Non-BRAC in FY 03** **24,209 acres**

**1-for-1 MILCON in FY 04** **3.6 MSF**

**Facility Reduction Program in FY 04** **2.8 MSF**

# DISPOSAL MEANS

- Federal Property Act
- Early Transfers
- Conservation Conveyance
- Special Legislation

# DISPOSALS

## Road to Future Success: Model Deed

- Legal review taking too long
- Environmental language in the deed should match the FOST – negotiated changes with recipient should be made in the FOST
- Checklist included
- Once approved and disseminated, all commands and districts will use it